



Timothy B. Howard
Sheriff

Mark N. Wipperman
Undersheriff

Sheriff's Civil Sale

BY VIRTUE OF Execution(s), Sheriff's docket number 376710 issued out of a court of record, to me directed and delivered, against the real and personal property of Samuel J. Saia, I have seized and taken all right, title, and interest which the judgment debtor(s) had on the 20th day of November 2009, or at any time since or now has, of, in, and to the following described premise or property to wit:

All that tract or parcel of land, situate in the Town of Wales, County of Erie and State of New York, being part of Lot No. 31, Township 9, Range 5 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at the southeast corner of the west one-third of Lot Number 31, thence west on the south line of Lot No. 31 a distance of 15.50 chains, thence northerly parallel to the east line of said west one-third of said Lot No. 31 a distance of 3276.24 feet to the center line of Strykersville Road, thence southeasterly along the center line of Strykersville Road to its intersection with the east line of the west one-third of said Lot No. 31, thence southerly along the east line of the west one-third of said Lot No. 31 to the place of beginning, containing 69.8 acres of land, approximately.

Excepting that portion of above described premises conveyed to the State of New York for the improvement of Strykersville Road.

All of which I shall expose for sale at public venue at the **ERIE COUNTY SHERIFF'S OFFICE-CIVIL PROCESS DIVISION, 134 WEST EAGLE STREET, IN THE CITY OF BUFFALO, NEW YORK**, on the 28th day of August, 2012 at 10:30 o'clock in the Fore noon.

TERMS OF SALE: The interest of the judgment debtor being sold may be subject to liens, mortgages, taxes or other encumbrances. PAYMENT MUST BE MADE BY CASH, MONEY ORDER, OR ATTORNEY CHECK. At least 10% down at the conclusion of bidding, balance due by 4:00 PM of the next business day following conclusion of bidding. Down payment may be subject to forfeiture if the balance due is not paid by the due date.

Dated this 31st day of July, 2012.

Sheriff: **TIMOTHY B HOWARD** Undersheriff: **Mark Wipperman**

Sale to be conducted by Deputy Joseph Hastreiter Phone: 716-858-6252

Judgment Creditor's Attorney is Beattie, Padovano LLC (201) 573-1810

Notice of sale publication dates:

(1) May 30th 2012 (2) June 13th, 2012 (3) June 27th, 2012 (4) July 11th, 2012